

2025184-14-1-1--
HoyP

When recorded mail to:

City of Goodyear
City Clerk's Office
1900 N. Civic Square
Goodyear AZ 85395

ORDINANCE NO. 2025-1642

AMENDING THE GOODYEAR ZONING ORDINANCE SECTIONS 1-2-2 AND 1-4-2 OF
ARTICLE 1 (ADMINISTRATION OF MANUAL); AMENDING SECTION 2-2 (DEFINITIONS);
AMENDING SECTION 8-2 (C) (ACCESSORY DWELLING UNIT); AMENDING ARTICLE 9
(SPECIAL DISTRICTS) BY ADDING SECTION 9-3 (MIDDLE HOUSING OVERLAY DISTRICT).

DO NOT REMOVE

This is part of the official document

ORDINANCE NO. 2025-1642

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AMENDING THE GOODYEAR ZONING ORDINANCE SECTIONS 1-2-2 AND 1-4-2 OF ARTICLE 1 (ADMINISTRATION OF MANUAL); AMENDING SECTION 2-2 (DEFINITIONS); AMENDING SECTION 8-2 (C) (ACCESSORY DWELLING UNIT); AMENDING ARTICLE 9 (SPECIAL DISTRICTS) BY ADDING SECTION 9-3 (MIDDLE HOUSING OVERLAY DISTRICT).

WHEREAS, the Legislature adopted House Bill 2721 related to municipal zoning and middle housing during the 2024 legislative session which requires the city to adopt regulations no later than January 1, 2026, which would allow duplexes, triplexes, fourplexes, and townhomes as a permitted use on: (i) lots zoned for single-family residential use within one mile of the municipality's central business district; and (ii) at least twenty percent of any new residential development of more than ten contiguous acres; and

WHEREAS, this Ordinance adds Section 9-3 (Middle Housing Overlay District) to the Goodyear Zoning Ordinance to comply with House Bill 2721 and the Mayor and Council of the City of Goodyear, Arizona, have considered the potential impacts of the Middle Housing Overlay District, which is anticipated to positively contribute to increased housing affordability within the city; and

WHEREAS, the Legislature adopted House Bill 2928 during the 2025 legislative session related to accessory dwelling units and requirements that modified regulations related to "Accessory Dwelling Units," and the allowances for these units within the territory in the vicinity of a Public Airport; and

WHEREAS, this Ordinance amends Section 8-2 (C) (Accessory Dwelling Unit) of the Goodyear Zoning Ordinance to comply with House Bill 2928; and

WHEREAS, the Legislature adopted House Bill 2447 related to a self-certification program and administrative review during the 2025 legislative session that requires the city to authorize administrative personnel to review and approve design review plans based on objective standards; and

WHEREAS, this Ordinance amends Sections 1-2-2 and 1-4-2 of Article 1 (Administration of Manual) of the Goodyear Zoning Ordinance to allow the Zoning Administrator to publish addendums to clarify design standards so that the design standards are objective in conformance with House Bill 2447; and

WHEREAS, this Ordinance amends Section 2-2 (Definitions) to both amend and add definitions related to the city's compliance with House Bill 2721, House Bill 2928, House Bill 2447 and to amend definitions related to single-family residential districts; and

WHEREAS, the city of Goodyear, with the adoption of this Ordinance, will bring the Goodyear Zoning Ordinance into compliance with the requirements of House Bill 2721, House Bill 2928 and House Bill 2447; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on December 3, 2025, and at that meeting the Commission voted (6-0) to recommend approval of

the proposed ordinance; and

WHEREAS, a public notice that this zoning ordinance text amendment request would be considered and reviewed at a public hearing to be held before the City Council on December 15, 2025 appeared in the Arizona Business Gazette - Republic Edition on November 14, 2024; and

WHEREAS, the Mayor and Council of the city of Goodyear, Arizona, find that the interests of the City of Goodyear and its citizens are best served by the adoption of the proposed Goodyear Zoning Ordinance text amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Middle Housing Overlay District" to create the Middle Housing Central Business District and Overlay District, a copy of which is attached hereto as Exhibit A and is hereby declared a public record and incorporated herein by this reference.

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

SECTION 2. SECTION 1-2-2 (ZONING ADMINISTRATOR – ENFORCEMENT, INTERPRETATION AND CONFLICT.) OF THE GOODYEAR ZONING ORDINANCE IS HEREBY AMENDED AS FOLLOWS (WITH DELETIONS SHOWN BY STRIKEOUT TEXT AND ADDITIONS SHOWN BY DOUBLE UNDERLINED TEXT):

A. The office of **Zoning Administrator** is hereafter established and such **Zoning Administrator** shall have the responsibility for enforcement and interpretation of the **Zoning Ordinance** and Design Guidelines Manual, as defined in this Ordinance, and the authority to approve, conditionally approve, or deny **site plan** and design review applications, pursuant to the processes set forth in this **Ordinance**, the **Administrative Process Manual**, and the **Engineering Standards**. The Zoning Administrator shall have the ability to publish Zoning Interpretations that do not change the uses permitted in a zoning district or change terms of the zoning ordinance and Addendums to the Design Guidelines that clarify standards and are not contrary to the intended purpose of the Design Guidelines. The Development Services Department Director of the City shall serve as the **Zoning Administrator**.

B. In interpretation and application, provisions of this **Ordinance** shall be considered the minimum requirements for the promotion of public health, safety and general welfare.

C. Provisions of this **Ordinance** are not intended to interfere with, abrogate, or annul any **ordinance**, rule, regulation or permit not in conflict with this **Ordinance**. This **Ordinance** is not intended to interfere with, abrogate or annul any easement, covenant or other agreement between parties.

D. A property owner and/or occupant shall allow the **Zoning Administrator**, or authorized agents, **access** to private property for such inspections as are necessary to ensure that requirements of this **Ordinance** are met.

SECTION 3. SECTION 1-4-2 (ADMINISTRATION OF MANUAL.) OF THE GOODYEAR ZONING ORDINANCE IS HEREBY AMENDED AS FOLLOWS (WITH DELETIONS SHOWN BY STRIKEOUT TEXT AND ADDITIONS SHOWN BY DOUBLE UNDERLINED TEXT):

A. *DESIGN GUIDELINES.*

1. Design review shall consider the design of a project in relation to its urban context, and shall focus on the application of the City of Goodyear Design Guidelines Manual referred to in this **Ordinance** and formally adopted by the City Council, as amended from time to time and any interpretations of the Design Guidelines made by the Zoning Administrator that are published as Addendums to the Design Guidelines Manual.

2. The Development Review **Committee** shall use the Design Guidelines Manual adopted by the City Council and any interpretations of the Design Guidelines made by the Zoning Administrator that are published as Addendums to the Design Guidelines Manual as its official policy in the design review process.

B. *CONSISTENCY.* All applications for Design Review approval required under these Guidelines and the review of such applications shall be consistent with the requirements of this **Ordinance** and the **Goodyear City Code**, as amended from time to time (the "Guidelines").

C. *APPLICABILITY.* The requirements of the Guidelines apply to the development identified below, and Design Review approval is required prior to undertaking such development.

1. *NEW DEVELOPMENT.* Except as otherwise expressly provided by **ordinance(s)** adopted by City Council, all new residential and non-residential development shall comply with the standards and requirements as set forth in the Guidelines and this **Ordinance**.

2. *ADDITIONS, ALTERATIONS AND RESTORATION OF NON-RESIDENTIAL BUILDINGS.* **Building** additions, alterations and/or restorations that meet one of the following criteria listed below shall comply with the standards and requirements set forth in the Guidelines and this **Ordinance**.

a. Additions or alterations to existing non-residential **buildings** and/or to individual suites/stores that will

increase **gross floor area** of the **building** and/or individual suite/store by more than one thousand (1,000) square feet of **gross floor area** of the **building** and/or individual suite/store.

b. Any alterations to the exterior façade of an existing non-residential **building** and/or to an individual suite/store, including changes in the color or materials of the façade. Changes to a **sign** cabinet or panel shall not constitute alterations under these provisions.

c. Any non-residential **building** that is destroyed to the extent of more than fifty (50) percent of the assessed value.

3. *ADDITIONS, ALTERATIONS AND RESTORATIONS OF RESIDENTIAL AND ACCESSORY STRUCTURES.* **Building** additions, alterations, and/or restorations that meet one of the following criteria listed below shall comply with the standards and requirements set forth in the Guidelines and this **Ordinance**.

a. Additions of detached **accessory buildings** in excess of one hundred twenty (120) square feet shall comply with the standards and requirements set forth in the Guidelines and this **Ordinance** and shall be designed to be compatible with the existing residential dwelling in terms of **building** materials, including roof materials, and colors.

b. Additions or alterations to existing residential **buildings** that will increase the **gross floor area** of the **building** by more than one hundred (100) square feet.

c. Any residential **building** that is destroyed to the extent of more than fifty (50) percent of the assessed value.

4. ***NON-CONFORMING USES.***

All **non-conforming uses** and **buildings** shall be subject to Section 4-3 of this **Ordinance**. If under those provisions a **nonconforming building** or **use** is altered or restored, said **building** or **use** shall be subject to review and approval by the **Zoning Administrator** for conformance with all applicable Design Guidelines.

5. ***OTHER REGULATIONS.*** Compliance with additional codes and/or regulations as adopted by the Goodyear City Council shall be adhered to, and where differences occur, the more restrictive requirement shall prevail. Where any inconsistency exists between additional codes and/or regulations, the **Zoning Administrator** shall make a determination on their applicability.

6. ***EXISTING AND APPROVED DESIGN GUIDELINES.*** In cases where separate Design Guidelines have been approved by the City Council in conjunction with a Planned Area Development or other zoning application, those guidelines shall govern except to the extent that the

specific P.A.D. or zoning guidelines have not addressed issues within the Council adopted Design Guidelines Manual and/or any interpretations by the Zoning Administrator of the Design Guidelines that are published as Addendums to the Design Guidelines Manual.

D. APPLICATION REVIEW AND APPROVAL PROCESS.

1. Applications for Design Review approval shall be processed and reviewed in accordance with the procedures generally described herein and more fully described in the **Administrative Process Manual** and in the Guidelines.

a. Prior to submitting an application for Design Review Approval, the applicant shall attend a pre-application conference with a representative of the Development Services Department.

b. Applications for Design Review approval shall be filed with the Development Services Department on form(s) provided by the Development Services Department and shall include all of the information identified in the application form(s), in the **Administrative Process Manual**, in the Guidelines, and any other data that may be required by the **Zoning Administrator** that is needed for review of the application.

c. Applications shall be signed by the property owner(s) or an authorized agent of the property owner(s) and all applicable fees shall be paid when applications are submitted.

2. The Development Review **Committee** shall review the application submittal for compliance with applicable Guidelines and this **Ordinance** and, following the completion of the **Committee's** review, the **Zoning Administrator** shall approve, approve with conditions or deny the Design Review application. In the event of a denial, no development activities shall be authorized until a new application for Design Review approval has been submitted and approved.

3. The approval date of the Design Review approval shall be the date on which the application was approved by the **Zoning Administrator**. Design Review approvals are tied to other development approvals, which will be identified in the notification of Design Review approval; and the Design Review approval expires if such related development approval expires.

E. COMPLIANCE.

1. Development shall conform to the development and design reflected in the Design Review application submittal as approved by the **Zoning Administrator** as a condition for receiving a Certificate of Occupancy. To insure such conformance, City staff may conduct site inspections during the construction and upon completion of the construction.

a. If in the opinion of the **Zoning Administrator** development within a subdivision or other residential development project does

not conform to the development and design reflected in the Design Review Application submittal as approved by the **Zoning Administrator**, the **Zoning Administrator** shall be entitled to have a hold placed on the release of future **building** permits until the lack of conformance has been remedied.

b. If in the opinion of the **Zoning Administrator** the completed construction of improvements does not conform to the development and design reflected in the Design Review Application submittal as approved by the **Zoning Administrator**, the **Zoning Administrator** shall be entitled to have a hold placed on the release of a Certificate of Occupancy until the lack of conformance has been remedied.

2. **NON-COMPLIANCE.** The failure to comply with the requirements of the Guidelines, or the terms of a design review approval, shall constitute a violation of this **Ordinance**.

SECTION 4. SECTION 2-2 (DEFINITIONS) OF THE GOODYEAR ZONING ORDINANCE IS HEREBY AMENDED AS FOLLOWS (WITH DELETIONS SHOWN BY STRIKEOUT TEXT AND ADDITIONS SHOWN BY DOUBLE UNDERLINED TEXT):

Boardinghouse or Lodging house. ~~Building where, for definite periods, lodging (with or without meals) is provided for three to twenty persons. A dwelling or building that is used to provide lodging for compensation to unrelated individuals (either with or without meals) and where rent or a lodging fee is charged separately for the individual room(s) or partitioned areas that are occupied by a renter or occupant. Individual rooms or partitioned areas may or may not be equipped with kitchen facilities and congregate dining facilities may or may not be provided for the renters or occupants. A dwelling unit located within a single family residential district in which leases, subleases, and/or agreements for individual rooms and/or partitioned areas are entered into with unrelated persons, that are not a single housekeeping unit shall be considered a boardinghouse. Notwithstanding, a boardinghouse is not a Group Home, short-term rental, hotel or motel.~~

Building Code. ~~The construction code adopted by the City of Goodyear which may include a model building code, commercial code, plumbing and mechanical code, electric code, energy conservation code, fire code, property maintenance code, neighborhood preservation code, anti-blight code or other similar code.~~

Duplex. ~~See Dwelling, Two Family.~~

Dwelling, Two Family. ~~A building containing only two (2) units; a duplex. A "Duplex" meaning two dwelling units on the same parcel or lot in attached, detached or semi-detached arrangements that are designed for residential occupancy by not more than two households living independently from each~~

other OR two (2) dwelling units on different parcels or lots in an attached arrangement.

Dwelling, Three Family. A “*Triplex*”. Meaning three (3) dwelling units on the same parcel or lot in attached, detached or semi-detached arrangements that are designed for residential occupancy by not more than three (3) households living independently from each other OR three (3) dwelling units on different parcels or lots in an attached arrangement.

Dwelling, Four Family. A “*Fourplex*”. Meaning four dwelling units on the same parcel or lot in attached, detached or semi-detached arrangements that are designed for residential occupancy by not more than four households living independently from each other OR four (4) dwelling units on different parcels or lots in an attached arrangement.

FAMILY.

- a. Individual; or
- b. Two (2) or more persons, including children, related by blood, marriage, or adoption and ~~usual servants~~, living together as a single housekeeping unit in a dwelling unit, a Family includes two (2) persons in a domestic relationship and the biological, adopted and foster children of either person living together as a single housekeeping unit in a dwelling unit; or
- c. No more than six (6) persons not related, living together as a single housekeeping unit within a dwelling unit; or
- d. Persons with development disabilities, as defined by Arizona Revised Statutes, and operators of a residential facility as defined in this section.

Fourplex. See Dwelling, Four Family.

Middle Housing. Means buildings that are compatible in scale, form and character with single- family houses and that contain two (2) or more attached, detached, stacked or clustered homes which include duplexes, triplexes, fourplexes and townhouses.

Middle Housing Central Business District. Means an area or series of areas designated by a municipality that are primarily nonindustrial and that attract community activity, including the entire geographic area that the municipality has officially designated as its downtown or equivalent on the effective date of the section.

Single Housekeeping Unit. A group of one (1) or more persons residing together in a dwelling whose members are a non-transient interactive group with established familiarity with each other and who share use of and responsibility for the entire dwelling (including common areas), household

activities, and household responsibilities such as meals, chores, household maintenance, and household expenses, which are managed by the persons that reside together. Single housekeeping unit status shall not apply to the occupants of a ~~sorority or fraternity, motel, hotel, boarding or lodging home, recidivism or prison transitional home, or any facility that is required to be licensed by a public agency.~~

- a. sorority or fraternity.
- b. motel.
- c. hotel.
- d. boardinghouse or lodging house.
- e. recidivism or prison transitional home.

Triplex. See Dwelling, Three Family.

SECTION 5.

SECTION 8-2 (C) (ACCESSORY DWELLING UNIT) OF THE GOODYEAR ZONING ORDINANCE IS HEREBY AMENDED AS FOLLOWS (WITH DELETIONS SHOWN BY STRIKEOUT TEXT AND ADDITIONS SHOWN BY DOUBLE UNDERLINED TEXT):

C. ACCESSORY DWELLING UNIT.

1. General Provisions.

- a. No More than one (1) attached and one (1) detached Accessory Dwelling Unit shall be permitted on single-family lots.
- b. Accessory Dwelling Units shall not be located on single-family lots on land in the territory in the vicinity of a Military Airport or Ancillary Military Facility as defined in A.R.S. § 28-8461 or land in the territory in the vicinity of a Federal Aviation Administration Commercially Licensed Airport or a General Aviation Airport or on land in the territory in the vicinity of a Public Airport as defined in A.R.S. § 28-8486 and that has a noise level of greater than sixty-five (65) decibels.
- c. Accessory Dwelling Units, whether detached or attached, shall not have an address separated from the principal single-family dwelling on the same lot or parcel.
- d. An Accessory Dwelling Unit shall comply with the adopted design guidelines and development standards but may deviate from the exterior design, roof pitch or finishing materials of the single-family dwelling on the same lot or parcel, in conformance with A.R.S. § 9-461.18.
- e. The side and rear setbacks for an Accessory Dwelling Unit shall be five (5) feet.
- f. The front and street setback, building lot coverage, building frontage, and building height for an Accessory Dwelling Unit shall

be the same as that of the principal single-family dwelling on the same lot or parcel.

g. The Accessory Dwelling Units shall be self-contained and include a bedroom, bathroom and may include kitchen (cooking) facilities. The Accessory Dwelling Unit may include, but is not required to have, a parking area or attached garage.

h. The Accessory Dwelling Unit shall be no larger than seventy-five (75) percent of the gross floor area of the principal single-family dwelling on the same lot or parcel or one thousand (1,000) square feet, whichever is less.

i. In addition to the one (1) attached and one (1) detached Accessory Dwelling Unit permitted on single-family lots, an additional one (1) detached Accessory Dwelling Unit is permitted if the lot or parcel is one (1) acre or larger in size and the additional one (1) detached Accessory Dwelling Unit is a Restricted-Affordable Dwelling Unit subject to a Deed Restriction or Development Agreement with the City of Goodyear. Prior to the issuance of any permit for the construction of a Restricted-Affordable Dwelling Unit, the owner of the proposed Restricted-Affordable Dwelling Unit shall execute and deliver an original recorded copy of a deed restriction or development agreement to the City of Goodyear. The deed restriction or development agreement shall be recorded in the Maricopa County Recorder's Office by the owner of the lot or parcel burdened thereby and shall remain a covenant and restriction running with the property for at least thirty (30) years.

SECTION 6. CITY OF GOODYEAR ZONING ORDINANCE ARTICLE 9 (SPECIAL DISTRICTS) IS AMENDED BY ADDING NEW SECTION 9-3, MIDDLE HOUSING OVERLAY DISTRICT, AS FOLLOWS:

Article 9-3 Middle Housing Overlay District

§ 9-3-1 Purpose.

The purpose of this Section is to conform with A.R.S. § 9-462.13 to allow for the development of duplexes, triplexes, fourplexes and townhomes. The regulations in this Section are in addition to other codes and requirements of the City.

§ 9-3-2 Applicability.

- A. The Middle Housing Overlay District is hereby established. The Middle Housing Overlay District applies to the land area within the city limits of the city of Goodyear that is located within one (1) mile of the city's Middle Housing Central Business District, as depicted in the Middle Housing Overlay District.

B. The development of duplexes, triplexes, fourplexes and townhomes shall be a permitted use on the following:

1. All lots zoned for single-family residential use that are located within one mile of the municipality's Middle Housing Central Business District;
2. A maximum of twenty percent (20%) of the total area of any new development site that is greater than ten (10) contiguous acres.

C. The development of duplexes, triplexes, fourplexes and townhomes shall not be located within those areas identified in Section 9-3-3.

§ 9-3-3 Eligibility

A. Non-Eligibility. The following areas are not eligible to construct a duplex, triplex or fourplex as a permitted use as provided in this Section:

1. Areas that are not incorporated;
2. Areas that lack sufficient urban services;
3. Areas that are not served by water and sewer services;
4. Areas that are not zoned for residential use;
5. Areas that are not incorporated and are zoned under an interim zoning designation that maintains the area's potential for planned urban development;
6. Areas covered under A.R.S., title 48, chapter 6, article 4;
7. Any land within the territory in the vicinity of a public airport as defined in A.R.S. §28- 8486 or to the extent this section would interfere with the public airport's ability to comply with the laws, regulations and requirements of the United States related to applying for, receiving or spending federal monies; and
8. Any land within the territory in the vicinity of a military airport as defined in A.R.S. § 28-8461.

§ 9-3-4 Development Standards.

The development standards applicable to the underlying single-family zoning district or planned area development (PAD) shall apply to middle housing development within the Middle Housing Overlay District except as modified herein:

- A. Parking. A minimum of one (1) parking space per unit shall be provided on site.
- B. Number of dwelling units. Any eligible parcel developed for middle housing is limited to the following:
 1. A single duplex, triplex, or fourplex; or,
 2. A maximum of one (1) townhouse unit on a single lot that are attached to a maximum of one (1) townhouse unit on an adjacent lot that is also within the Middle Housing Overlay District, subject the Development Standards and setbacks of the single-family district.

- C. Development Standards. All Development Standards, Setbacks, Design and Building Heights shall be that of the single-family zoning district.

SECTION 7. CORRECTIONS

The City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. EMERGENCY CLAUSE AND EFFECTIVE DATE

The immediate operation of the provision of this ordinance is necessary for the immediate preservation of the public peace, health, safety, and welfare of the City. Therefore, an emergency is hereby declared to exist, and this Ordinance is enacted as an emergency measure and will be in full force and effect upon its passage and adoption.

SECTION 9. RECORDATION.

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

SECTION 10. PENALTIES

Any person who violates any provision of this Ordinance shall be subject to penalties set forth in Section 1-2-3 of the city of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

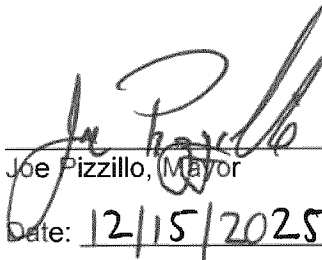
- A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.
- B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.
- C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000) per offense; or

Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars (\$2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the city of Goodyear Municipal Court for violations hereunder.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a 7-0 vote, this 15th day of December, 2025.


 Joe Pizzillo, Mayor
 Date: 12/15/2025

ATTEST:


 Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:


 Roric Massey, City Attorney



Replacement Page

Exhibit 'A'

Middle Housing Overlay District

Page 14 of 15

On File at the Goodyear City Clerk's Office
1900 N. Civic Square
Goodyear, AZ 85395
623-882-7830

Exhibit A: Middle Housing Overlay District

